

**WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM**

Date: 3/3/22 Weekly Agenda Date: 3/8/22

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Daniel Priestley, CED Zoning Coordinator

**WORDING FOR AGENDA ITEM:**

Approval of Final Plat for the Infinite View Addition, a Minor Subdivision

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

The Supervisors will receive the Woodbury County Planning and Zoning (P&Z) Commission's recommendation and final staff report on said plat and shall approve, approve with conditions, or disapprove the plat. The Board may table the matter with the consent of the subdivider. Approval shall be in the form of a resolution to be certified as part of the final plat.

**BACKGROUND:**

Gwendolyn M. Hodges, owner of Parcel #874715200002, filed a minor subdivision application to establish the Infinite View Addition, a 3-lot minor subdivision including one lot for the homestead and two for agricultural lots that will continue to be farmed. The parcel is addressed 2424 Buchanan Avenue, Salix, IA 51052, and is in the Liberty Township. It is zoned Agricultural Preservation (AP) and is in the Zone A floodplain. The proposed lots and uses are compliant with the zoning and subdivision ordinance. The County Engineer found the proposal in compliance with Iowa Code closure requirements and found that the lots have adequate access. All required legal notifications were made and all relevant agency stakeholders and property owners were notified of this request and related public hearings. As of 3/1/22, the CED office has received three comments but not comments of opposition. On 2/28/22, the Woodbury County Zoning Commission held a public hearing on the application and subsequently voted 4-0 to recommend approval of the final plat as proposed. Extraterritorial review was waived by the City of Salix (Res. No. 2022-3).

**FINANCIAL IMPACT:**

None

**IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?**

Yes  No

**RECOMMENDATION:**

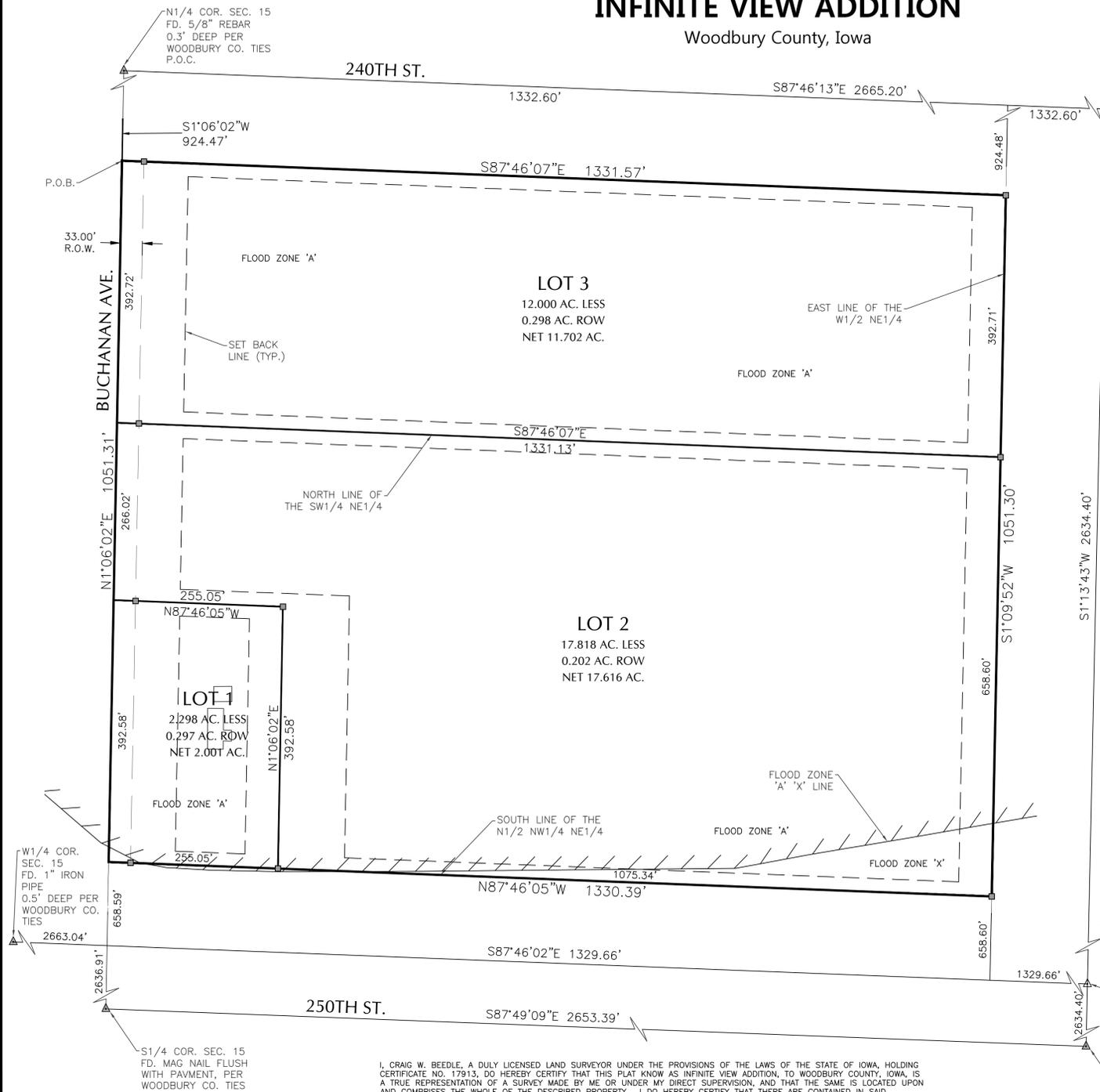
Receive the final staff report and P&Z Commission's recommendation from their 2/28/22 meeting.  
Approve the plat and authorize the Chairman to sign the resolution.

**ACTION REQUIRED / PROPOSED MOTION:**

Motion to receive the final staff report and P&Z Commission's recommendation from their 2/28/22 meeting.  
Motion to approve the Infinite View Addition final plat and authorize the Chairman to sign the resolution.

# Minor Subdivision Final Plat INFINITE VIEW ADDITION

Woodbury County, Iowa



NE COR. SEC. 15  
FD. 5/8" REBAR  
1.0' DEEP, TIES OUTDATED  
FIT LOCAL CONDITIONS  
ACCEPTED AND RETIED

**LEGAL DESCRIPTION:**

THE SOUTH 12 ACRES OF THE NW1/4 NE1/4 AND THE NORTH 1/2 OF THE SW1/4 NE1/4 SECTION 15, T87N R47W OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA. SAID PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N1/4 CORNER OF SAID SECTION 15 THENCE S1°06'02"W (AN ASSUMED BEARING) FOR 924.47 FEET ALONG THE WEST LINE OF THE NE1/4 TO THE POINT OF BEGINNING; THENCE S87°46'07"E FOR 1331.57 FEET TO THE EAST LINE OF THE W1/2 NE1/4; THENCE S1°09'52"W ALONG SAID EAST LINE FOR 1051.30 FEET TO THE SOUTH LINE OF THE N1/2 NW1/4 NE1/4; THENCE N87°46'05"W ALONG SAID SOUTH LINE FOR 1330.39 FEET TO THE WEST LINE OF THE NE1/4; THENCE N1°06'02"E ALONG SAID WEST LINE FOR 1051.31 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 32.117 ACRES MORE OR LESS AND IS SUBJECT TO EASEMENTS OF RECORD.

**LEGEND**

- ▲ SECTION CORNER FOUND (AS NOTED)
- SECTION CORNER SET (5/8" IRON PIN W/ YELLOW CAP #17913)
- FOUND MONUMENT (5/8" REBAR OR AS NOTED)
- SET MONUMENT (5/8" IRON PIN W/ YELLOW CAP #17913)
- ◆ SET MONUMENT (P.K. NAIL IN PCC OR ACC)
- (M) MEASURED
- (R) RECORDED
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING

SCALE: 1" = 100'

**FLOOD ZONE**

ACCORDING TO NFIP REGULAR PROGRAM UNDER FIRM, A LARGE PORTION OF THE SUBDIVISION IS DETERMINED TO BE IN ZONE 'A' OF THE FLOODPLAIN AS SHOWN ON FIRM MAP #19193C0400 D. WITH THE EFFECTIVE DATE OF 9/29/2011

**CURRENT & PROPOSED ZONING**

- AP - AGRICULTURAL PRESERVATION
- 2 AC. EXCLUDING ROW = MINIMUM LOT AREA
- 200' = MINIMUM LOT WIDTH
- 45' = MAXIMUM BUILDING HEIGHT
- 100' = MINIMUM FRONT YARD
- 50' = MINIMUM REAR YARD PRIMARY STRUCTURE
- 10' = MINIMUM REAR YARD ACCESSORY STRUCTURE
- 50' = CORNER SIDE YARD
- 20' = MINIMUM SIDE YARD PRIMARY STRUCTURE
- 10' = MINIMUM SIDE YARD ACCESSORY STRUCTURE

OTHER REGULATIONS MAY APPLY SEE ZONING ORDINANCES FOR DETAILS.

ADDITION CONTAINS A TOTAL OF 32.117 ACRES

LOTS TO BE SERVED BY PRIVATE WELLS AND SEPTIC SYSTEMS.

**OWNER / SUBDIVIDER**

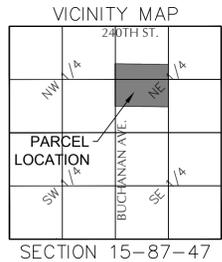
GWENDOLYN HODGES  
205 DIAMOND ST.  
ONAWA, IA 51040

**SURVEYOR**

CRAIG BEEDLE  
VEENSTRA & KIMM INC  
203 SERGEANT SQUARE DRIVE  
SUITE B  
SERGEANT BLUFF, IA 51054  
712-943-5055

E1/4 COR. SEC. 15  
FD. NO EVIDENCE IN  
OPEN FIELD.  
CALCULATED POINT  
ONLINE BETWEEN THE  
NE AND SE CORNERS.

SE COR. SEC. 15  
FD. MAG NAIL FLUSH  
WITH PAVMENT, PER  
WOODBURY CO. TIES



I, CRAIG W. BEEDLE, A DULY LICENSED LAND SURVEYOR UNDER THE PROVISIONS OF THE LAWS OF THE STATE OF IOWA, HOLDING CERTIFICATE NO. 17913, DO HEREBY CERTIFY THAT THIS PLAT KNOWN AS INFINITE VIEW ADDITION, TO WOODBURY COUNTY, IOWA, IS A TRUE REPRESENTATION OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE SAME IS LOCATED UPON AND COMPRISES THE WHOLE OF THE DESCRIBED PROPERTY. I DO HEREBY CERTIFY THAT THERE ARE CONTAINED IN SAID DESCRIPTION THE LOTS AS DESCRIBED IN THE SUBDIVISION PLATTED; THAT THE LOTS ARE OF THE DIMENSIONS, NUMBERS, NAMES, AND LOCATIONS AS SHOWN ON SAID PLAT, AND THAT IRON STAKES OR P.K. NAILS ARE SET AT EACH CORNER OF EVERY LOT OF SAID SUBDIVISION.

CRAIG W. BEEDLE, L.S. #17913 DATED \_\_\_\_\_  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023  
NO. OF PAGES COVERED BY THIS CERTIFICATION = \_\_\_\_\_



**INDEX LEGEND**

COUNTY:	WOODBURY
LOCATION:	SECTION 15, TOWNSHIP 87, RANGE 47
ALIQUOT PART:	W1/2 NE1/4
PROPRIETOR:	GWENDOLYN HODGES
REQUESTOR:	GWENDOLYN HODGES
SURVEYOR:	CRAIG BEEDLE
COMPANY:	VEENSTRA & KIMM, INC.
RETURN TO:	CRAIG BEEDLE, 203 SGT. SQ. DR. STE. B SERGEANT BLUFF, IA 51054 (712) 943-5055

DATE	REVISIONS	SCALE	1" = 100'
		DRAWN	CWB
		CHECKED	MEL
		APPROVED	CWB
		DATE	12 DEC 2021
		ISSUED FOR	

**VERIFY SCALE**

BAR IS ONE INCH ON ORIGINAL DRAWING.

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.



INFINITE VIEW ADDITION  
WOODBURY, IOWA

203 Sergeant Square Dr • Suite B • Sergeant Bluff, Iowa 51054-0220  
712-943-5055 • 712-943-5088(FAX) • 877-241-8009(WATS)

**DWG. NO.**

1

PROJECT 365620





**WOODBURY COUNTY  
COMMUNITY & ECONOMIC DEVELOPMENT**

620 DOUGLAS STREET – SIOUX CITY, IA 51101

David Gleiser · Director · dgleiser@woodburycountyiowa.gov  
 Dan Priestley · Zoning Coordinator · dpriestley@woodburycountyiowa.gov  
 Dawn Norton · Sr. Clerk · dnorton@woodburycountyiowa.gov  
 Telephone (712) 279-6609 Fax (712) 279-6530

**INFINITE VIEW ADDITION MINOR SUBDIVISION PROPOSAL  
FINAL REPORT – 3/1/22**

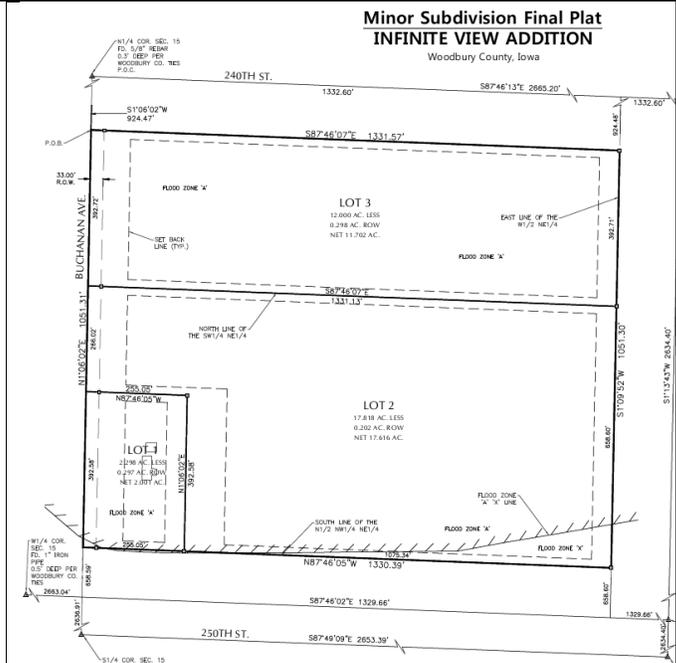
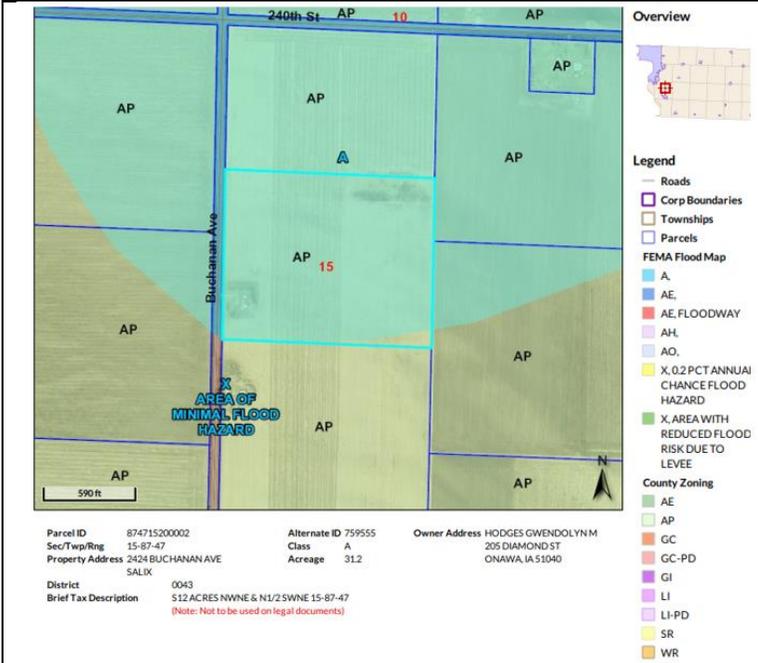
APPLICATION DETAILS	PROPERTY DETAILS	TABLE OF CONTENTS
<p>Owner(s): Gwendolyn M. Hodges            Application Type: Minor Subdivision            Subdivision Name: Infinite View Addition            Application Date: February 1, 2022            Subdivision Area: 32.1 (3 Lots)            Legal Notice Date: February 11, 2022            Stakeholders (1000') Letter Date: February 11, 2022            Zoning Commission Public Hearing Date: February 28, 2022            Zoning Commission Action: Recommended approval to the Board of Supervisors with a 4-0 vote.</p>	<p>Parcel(s): 874715200002            Township: T87N R47W (Liberty)            Section: 15; Quarter: NW ¼ NE ¼ &amp; SW ¼ NE ¼            Zoning District: Agricultural Preservation (AP)            Floodplain District: Zone A (Floodplain)            Address: 2424 Buchanan Avenue, Salix, IA 51052</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Summary, Aerial &amp; Plat Excerpt, Recommendation</li> <li><input type="checkbox"/> Application</li> <li><input type="checkbox"/> Review Criteria</li> <li><input type="checkbox"/> Extraterritorial Review</li> <li><input type="checkbox"/> Legal Notification</li> <li><input type="checkbox"/> Adjacent Owners' Notification</li> <li><input type="checkbox"/> Stakeholder Comments</li> <li><input type="checkbox"/> Supporting Documentation</li> </ul>

**SUMMARY**

Gwendolyn M. Hodges has filed an application for a three-lot minor subdivision on the property as referenced above. The purpose is to divide the parcel into three lots including one for the homestead and two for agricultural lots that will continue to be farmed. This proposal has been properly noticed in the Sioux City Journal Legals Section on February 11, 2022. The neighbors within 1000 FT have been duly notified via a February 11, 2022 letter about the February 28, 2022 Zoning Commission Public Hearing. As of February 21, 2022, two phone inquiries and one written comment about the potential for industrial development were received. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. No comments of opposition were received. The Woodbury County Engineer found the proposal in compliance with Iowa Code closure requirements and found that the lots have adequate access. Extraterritorial review was waived by the City of Salix via Resolution No. 2022-3 on January 12, 2022. The property is located in the Special Flood Hazard Area (Zone A - Floodplain). Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinances, this proposal meets the appropriate criteria for approval. The Woodbury County Zoning Commission voted 4-0 following their public hearing to recommend approval to the Board of Supervisors on February 28, 2022.. It is the recommendation of staff to approve this proposal.

**AERIAL MAP**

**PLAT EXCERPT**



**ZONING COMMISSION AND STAFF RECOMMENDATION**

The Woodbury County Zoning Commission voted 4-0 following their public hearing to recommend approval to the Board of Supervisors on February 28, 2022.

Staff recommends approval of this minor subdivision proposal as it meets the requirements of the zoning and subdivision ordinance.

## ZONING COMMISSION DRAFT MINUTES – 2/28/22

### Minutes - Woodbury County Zoning Commission Meeting – February 28, 2022

The Zoning Commission (ZC) meeting convened on the 28th of February at 6:00 PM in the first-floor board room of the Woodbury County Courthouse. The meeting was also made available via teleconference.

ZC Members Present: Chris Zellmer Zant, Tom Bride, Jeff O'Tool, Corey Meister  
County Staff Present: Dan Priestley  
Public Present: Gwendolyn Hodges (teleconference), Craig Beedle (teleconference)

#### Call to Order

Chair Chris Zellmer Zant formally called the meeting to order at 6:00 PM.

#### Public Comment on Matters Not on the Agenda

None.

#### Approval of Minutes

The 1/24/22 minutes were approved. Motion to approve: Bride. Second: Meister. Motion approved 3-0 with 1 Abstention: O'Tool.

#### Public Hearing: Infinite View Addition Minor Subdivision Proposal

Priestley read the staff report into the record. Gwendolyn M. Hodges has filed an application for a three-lot minor subdivision on the property as referenced above. The purpose is to divide the parcel into three lots including one for the homestead and two for agricultural lots that will continue to be farmed. This proposal has been properly noticed in the Sioux City Journal Legals Section on February 11, 2022. The neighbors within 1000 FT have been duly notified via a February 11, 2022 letter about the February 28, 2022 Zoning Commission Public Hearing. As of February 21, 2022, two phone inquiries and one written comment about the potential for industrial development were received. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. No comments of opposition were received. The Woodbury County Engineer found the proposal in compliance with Iowa Code closure requirements and found that the lots have adequate access. Extraterritorial review was waived by the City of Salix via Resolution No. 2022-3 on January 12, 2022. The property is located in the Special Flood Hazard Area (Zone A - Floodplain). The applicant received the Base Flood Elevation (BFE) determination from the Iowa DNR and that data will be subsequently recorded in the Woodbury County Recorder's office (Lot 1: 1083.7 FT; Lot 2: 1084.2 FT; Lot 3: 1084.3 FT). Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinances, this proposal meets the appropriate criteria for approval. It is the recommendation of staff to approve this proposal. Bride inquired if the well and septic were contained on Lot 1. Priestley stated that according to the surveyor, they are contained on the lot. Motion to close the public hearing: O'Tool. Second: Meister. Motion approved. 4-0. Motion to recommend approval of the Infinite View Addition to the Board of Supervisors: O'Tool. Second: Meister. Motion approved 4-0.

#### Rules of Procedure for Zoning Commission Adoption

Priestley presented the Zoning Commission Rules of Procedure that were formally approved by the Woodbury County Board of Supervisors on February 8, 2022. Motion to adopt: Meister. Second: O'Tool. Motion approved 4-0.

#### Draft Floodplain Ordinance Update

Priestley offered an update about the status of the draft floodplain development ordinance that was recommended for approval to the Board of Supervisors by the Zoning Commission on May 24, 2021. The approval process was placed on hold during the summer of 2021. The Iowa Department of Natural Resources (IDNR) reviewed the ordinance draft on June 1, 2021 and February 17, 2022 and provided approval with some minor adjustments for clarification and formatting. The IDNR revisions were presented to Zoning Commission for their review and recommendation to the Board of Supervisors. Motion to accept the IDNR changes and recommend approval of the draft floodplain ordinance to the Board of Supervisors: O'Tool. Second: Meister. Motion approved 4-0.

#### Public Comment on Matters Not on the Agenda

None.

#### Commissioner Comment or Inquiry

None.

#### Staff Update

Priestley stated that the approval of the draft floodplain maps are being delayed by FEMA due to an issue with the proposed panel numbers. The draft floodplain maps are the same. The FEMA public notice process will likely begin again around July of 2022 and the maps could likely be adopted in February of 2024.

#### Adjourn

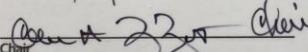
Motion to adjourn: O'Tool. Second: Meister. Motion approved 4-0. Meeting adjourned at 6:30 PM.

### **CERTIFICATE OF WOODBURY COUNTY ZONING COMMISSION**

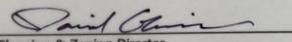
We do hereby certify that we are the Chair and the Administrator of the Zoning Commission, Woodbury County Iowa, and we do further certify that said Zoning Commission did take under advisement the attached Plat and that said Zoning Commission did on

the 28 day of February, 2022 recommend to the Woodbury County Board of Supervisors the acceptance and approval of said Subdivision.

Dated 2/28/2022

  
Chair  
Woodbury County Zoning Commission

Dated 2/28/22

  
Planning & Zoning Director  
Woodbury County Zoning Commission

**APPLICATION**

WOODBURY COUNTY, IOWA  
MINOR SUBDIVISION APPLICATION

Applicant: Gwendolyn Hodges Name of Owner

Mailing Address: 205 Diamond St. Onawa Iowa 51040+1675  
 Street City or Town State and Zip + 4

Property Address: 2424 Buchanan Ave. Salix Iowa 51052+8042  
 Street City or Town State and Zip + 4

Ph/Cell #: 712-899-6388 E-mail Address: hodges.gwenjean@gmail.com

To subdivide land located in the NE Quarter of Section 15-87-47

Civil Township Liberty GIS Parcel # 874715200002

Name of Subdivision: Infinite View Addition

Subdivision Area in Acres 32.117 Number of Lots 3

**Attachments:**

1. Ten (10) copies of grading plans; if required.
2. Twenty six (26) copies of final plats (Complete per Section 4.01 of the Subdivision Ordinance).
3. An attorney's opinion of the abstract.
4. A Certified abstractor's certificate to include:
  - a. Legal description of proposed subdivision.
  - b. Plat showing clearly the boundaries of the subdivision.
  - c. A list of names, mailing addresses (including the ZIP + 4), and legal descriptions of all property owners within 1000'.

Surveyor: Craig Beedle Ph/Cell: 712-253-3328

Attorney: Robert Rehan Ph/Cell: 712-255-1085

I hereby grant permission to the Woodbury County Zoning Staff and elected or appointed officials to conduct on-site inspections.

Owner's Signature: Gwen J. Hodges

Zoning Director: [Signature]  
Coordinator

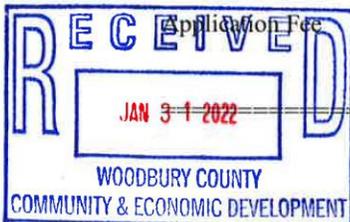
**For Office Use Only:**

Zoning District AP Flood District X Date 1-31-22 No. 6733

Application Fee

4 Lots or less (\$200) \$ 200 CK # 5247

5 Lots or more (\$250 plus \$5 per lot) \_\_\_\_\_



### **CED STAFF - REVIEW CRITERIA (SUBDIVISION ORDINANCE)**

The County's Zoning and Subdivision Ordinances require certain actions from County staff and the Planning and Zoning Commission. Per these requirements, CED staff:

<b>shall review a subdivision application for completeness and for approval of a final plat by ensuring it is submitted in accordance with the standards for a subdivision plat per Iowa Code.</b>
Staff reviewed the subdivision application, deemed it complete, and verified the final plat's conformance to the County's Zoning Ordinance, Subdivision Ordinance, and the Code of Iowa, all as required by law.
<b>shall accept payment of applicable fees, and distribute copies of the final plat to the Planning &amp; Zoning Commission, the appropriate county departments and public utilities; and</b>
Staff received the application fee and the account is paid-in-full. Staff also distributed copies of the application, final plat, and other materials to all relevant stakeholders as required.
<b>shall coordinate with the County Engineer who shall review the final plat to determine conformance with the engineering design standards of these regulations and to verify accuracy of the legal descriptions and survey data; and</b>
Staff have received written confirmation that the County Engineer has reviewed and determined that the final plat conforms to the engineering and design standards of these regulations, and he has verified the accuracy of the legal descriptions and survey data.
<b>shall review the final plat to determine conformance with the design standards of these regulations and with the required form of the plat and related documents; and</b>
Staff verified that the final plat conforms to the design standards of these regulations, as well as the required form of the final plat.
<b>shall assure conformance with the goals and objectives of the County's General Plan, the CED staff may make recommendations for conditions for approval including use restrictions required to preserve and improve the peace, safety, health, welfare, comfort, and convenience of the future residents of the subdivision and neighboring properties.</b>
Staff attest to the final plat conforming to the goals and objectives of the county plan. Staff does not recommend any specific use conditions for this final plat. Staff recommends approval of the final plat based on the following:  1) Property owner should receive the Base Flood Elevation (BFE) data for the area within the subdivision that is within the Special Flood Hazard (Zone A - floodplain) from the Iowa Department of Natural Resources (IDNR) and record a separate document in the Woodbury County Recorder's office disclosing the BFE no later than 120 days following approval of the subdivision plat. <b>The BFE data request has been completed and the data will be recorded.</b>

### **ZONING COMMISSION - REVIEW CRITERIA (SUBDIVISION ORDINANCE)**

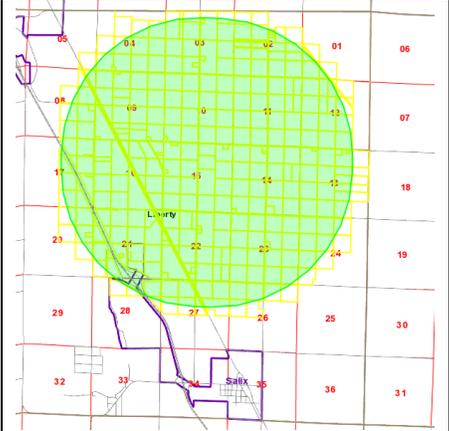
The County's Zoning and Subdivision Ordinances require certain actions from County staff and the Planning and Zoning Commission. Per these requirements, the Planning and Zoning Commission:

<b>shall conduct a public hearing on a final plat for a minor subdivision. Notice of the date, time and location of the hearing will be mailed to the owners of all property within 1,000 feet for the subject property not less than four nor more than twenty days prior to the date of the hearing; and</b>
Staff have ensured that the legal requirements have been met for publicly noticing this public hearing, all as required by law. Staff have also ensured the notice requirement for adjacent landowners within 1000 FT have also been met.
<b>shall review the final plat and the staff reports and other information presented to determine whether the plat conforms to the ordinances, general plan and other policies of the county; and</b>
Staff have compiled, reviewed, and analyzed all relevant materials to determine whether the plat conforms to the ordinances, general plan, and other policies of the County, or not. Staff provided this information in a "Staff Report" format and made them available to the Commission well in advance of the required public hearing. The

	Commission also held a public hearing to review, analyze, and discuss the final plat and other relevant information.
	<b>may recommend specific conditions for approval including use restrictions required to preserve and improve the peace, safety, health, welfare, comfort, and convenience of the future residents of the subdivision and neighboring properties; and</b>
	Staff does not recommend any specific conditions for this final plat. However, specific conditions (if any) may be recommended by the Commission.
	<b>shall forward a report of its finding and a recommendation to the Board of Supervisors. The recommendation shall be in the form of a resolution to be certified as part of the final plat materials. A copy of the report and the resolution shall also be forwarded to the property owner, the subdivider and the land surveyor for the subdivision.</b>
	During its required public hearing on the final plat, the Board of Supervisors will receive the final staff report and the Commission's recommendation on said plat and shall approve, approve with conditions, or disapprove the plat. The Supervisors may table the matter with the consent of the subdivider. Approval shall be in the form of a resolution to be certified as part of the final plat. Staff will coordinate with the subdivider and land surveyor to ensure all copies and recordings are submitted and received, all as required by law.

**EXTRATERRITORIAL REVIEW**

This property is within two (2) miles of the Salix corporate boundary and requires extraterritorial review under Iowa Code, Section 354.9. On January 12, 2022, the City of Salix City Council adopted and approved Resolution No. 2022-3 waiving their right to review the Infinite View Addition.



**CITY COUNCIL RESOLUTION TO WAIVE RIGHT TO REVIEW**  
CITY OF SALIX, IOWA

RESOLUTION NO. 2022-3

**RESOLUTION TO WAIVE RIGHT TO REVIEW INFINITE VIEW ADDITION**

WHEREAS, the City of Salix, Iowa has been presented with the Final Plat of Infinite View Addition, a Minor Subdivision to Woodbury County, Iowa; and

WHEREAS, said Subdivision is within the City's extraterritorial review area; and

WHEREAS, City Code provides the City may waive its right to review the Subdivision;

WHEREAS, being full informed on the matter, the Salix City Council takes the following action:

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Salix, Iowa, upon due consideration, declines to review and waives the right to extraterritorial review of said plat.

Motion by Clayton to adopt. Seconded by VanAuken  
Roll call vote: Allen (aye), VanAuken (aye), Clayton (aye), Nelson (aye), Burkhart (aye)

Adopted and Approved at a regular meeting of the City Council of the City of Salix, Iowa on January 12, 2022.

CITY OF SALIX, IOWA

*Kevin Nelson*  
Kevin Nelson, Mayor

ATTEST:  
*Kathy Brouillette*  
Kathy Brouillette, City Clerk

**LEGAL NOTIFICATION**

Published in the Sioux City Journal's Legals Section on February 11, 2022.

**NOTICE OF A PUBLIC HEARING REGARDING A MINOR SUBDIVISION PROPOSAL BEFORE THE WOODBURY COUNTY ZONING COMMISSION**  
The Woodbury County Zoning Commission will hold a public hearing on the proposed minor subdivision described in detail on February 28, 2022 at 6:00 PM or as soon thereafter as the matter may be heard. The hearing will be held at the Board of Supervisors Meeting Room, Number 104, County Courthouse, 603 Douglas Street, Sioux City, Iowa. Copies of the Final Plat and the Final Plat Map of the subdivision are available at the City of Woodbury County Community and Economic Development, on the 6th Floor at 200 West 12th Street, Sioux City, Iowa. All persons who wish to be heard in respect to this matter should appear at the aforesaid hearing in person or by written statement during the meeting to hear or comment.  
Item One (1) MINOR SUBDIVISION: To be known as Infinite View Addition - a three-lot minor subdivision in a 32.1-acre portion of Section 16, Township 43N, Range 104W, in the NW1/4 of the NE1/4 and the SW1/4 of the NE1/4, on Parcel 87471500002. The parcel is located in the Agricultural District and is located in the Special Flood Hazard Area. The property is owned by the Property Owner: Genevieve M. Hodges, Property Address: 2424 Buchanan Ave., Sioux City, IA 51103.  
Published in the Sioux City Journal February 11, 2022. LGL#R5182

**PROPERTY OWNER(S) NOTIFICATION – 1000'**



The **eleven (11)** property owners within 1,000 FT; and listed within the certified abstractor's affidavit; were notified by a **February 11, 2022** letter of the public hearing before the Woodbury County Zoning Commission on **February 28, 2022 at 6:00 PM.**

As of **February 21, 2022**, the Community and Development office has received:

- 2 Phone Inquiries
- 1 Written Comments

The names of the property owners are listed below.

When more comments are received after the printing of this packet, they will be provided at the meeting.

Property Owner(s)	Mailing Address	Comments
GWENDOLYN M. HODGES	205 Diamond Street, Onawa, IA 51040	No comments.
RUSSELL PETERSEN	2442 Buchanan Avenue, Salix, IA 51052-8042	<b>2/14/22: Phone Inquiry</b> - Russell asked about lot dimensions.  2-16-22 TO: WOODBURY COUNTY ECONOMIC DEVELOPMENT THIS WRITING IS IN RESPONSE TO YOUR NOTICE DATED 2-11-22 CONCERNING GWEN HODGES MINOR SUBDIVISION APPLICATION 2424 BUCHANAN AVE, SALIX, IOWA - PARCEL 874215200002. I CAN ONLY ASSUME THAT YOUR OFFICE IS AWARE THAT INDUSTRIAL DEVELOPERS HAVE BEEN AND ARE NOW EVALUATING REAL ESTATE NEAR GWEN'S SO CALLED "INFINITE VIEW ADDITION."  BROTHER, NEIGHBOR Russell Petersen 918 344 4671
VICKI S. MATHIESEN MARITAL TRUST	PO Box 686, Ponca, NE 68770	No comments.
TRUSTEE OF THE MARY CATHERINE WESTOVER DECLARATION OF TRUST	9575 King Fisher Trail, Traverse City, MI 49685	No comments.
GAYLAN L. JOHNSTON AND ANN L. FOWLER-JOHNSTON	1584 240th Street, Salix, IA 51052-8062	<b>2/15/22: Phone Inquiry</b> - Gaylan inquired if this was for a housing development. He was told that one lot was for splitting the homestead and the two remaining lots were for continued farming.
TRUST U/W OF RICHARD L. FOLSOM, SR.	1503 250th Street, Salix, IA 51052-8011	No comments.
GEORGE A. NELSON AND JODI L. NELSON	2514 Buchanan Avenue, Salix, IA 51052-8043	No comments.
JAMES R. BAUMANN	PO Box 7751, Ruidoso, MN 88355	No comments.
ARLAND H. FREIBERG AND CARMEN E. FREIBERG	2287 Buchanan Avenue, Sergeant Bluff, IA 51054	No comments.
SHERMAN W. WOLLESEN AND SUSAN WOLLESEN	1421 Fayette Avenue, Lawton, IA 51030	No comments.
RICHARD FREIBERG AND MARLA J. FREIBERG, OR THEIR SUCCESSOR, AS CO-TRUSTEES OF THE RICHARD L. FREIBERG REVOCABLE TRUST AND MARLA J. FREIBERG AND RICHARD L. FREIBERG, OR THEIR SUCCESSOR, AS CO-TRUSTEES OF THE MARLA J. FREIBERG REVOCABLE TRUST	PO Box 88, Bancroft, NE 68004	No comments.

**STAKEHOLDER COMMENTS**

911 COMMUNICATIONS CENTER:	No issues here. – Glenn Sedivy, 2/2/21.
FARMER'S DRAINAGE DISTRICT:	No comments.
FIBERCOMM:	No comments.
IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR):	No comments.
LOGLINES:	No comments.
LUMEN:	No comments.
MAGELLAN PIPELINE:	This project will not impact Magellan. – Bryan Ferguson, 2/2/21.
MIDAMERICAN ENERGY COMPANY (Electrical Division):	I have reviewed the proposed minor subdivision for MEC electric there are: No Conflicts. Thanks Daniel, let me know if you have any questions or concerns. – Casey Meinen, 2/1/22.

<b>MIDAMERICAN ENERGY COMPANY (Gas Division):</b>	I reviewed this for the MEC Gas department. There are no conflicts for us either. Let me know if you have any other questions/concerns. – Tyler Ahlquist, 2/1/22.
<b>NATURAL RESOURCES CONSERVATION SERVICES (NRCS):</b>	No comments.
<b>NORTHERN NATURAL GAS:</b>	No comments.
<b>NORTHWEST IOWA POWER COOPERATIVE (NIPCO):</b>	Have reviewed this zoning request, NIPCO does not have any facilities at or adjacent to this location. NIPCO has no issues with this request. – Jayme Huber, 2/1/22.
<b>NUSTAR PIPELINE:</b>	No comments.
<b>SIOUXLAND DISTRICT HEALTH DEPARTMENT:</b>	No comments.
<b>WIATEL:</b>	No comments.
<b>WOODBURY COUNTY ASSESSOR:</b>	No comments.
<b>WOODBURY COUNTY CONSERVATION:</b>	No comments.
<b>WOODBURY COUNTY EMERGENCY MANAGEMENT:</b>	I don't have any concerns at this time. – Rebecca Socknat, 2/1/22.
<b>WOODBURY COUNTY EMERGENCY SERVICES:</b>	No comments.
<b>WOODBURY COUNTY ENGINEER:</b>	<b>SEE REVIEW MEMO BELOW.</b>
<b>WOODBURY COUNTY RECORDER:</b>	No comments.
<b>WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC):</b>	No comments.
<b>WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT:</b>	The WCSWCD has no comment regarding this proposal. – Neil Stockfleth, 2/1/22.
<b>WOODBURY COUNTY TREASURER:</b>	The taxes are current. The first half payment was made on Sept. 14, 2021 and the second half payment was made on Dec. 20, 2021. – Kimberlee Koepke, 2/1/22.

## REVIEW MEMO - WOODBURY COUNTY ENGINEER – MARK NAHRA, PE



### Woodbury County Secondary Roads Department

759 E. Frontage Road • Merville, Iowa 51039  
Telephone (712) 279-6484 • (712) 873-3215 • Fax (712) 873-3235

COUNTY ENGINEER  
Mark J. Nahra, P.E.  
mnahra@sioux-city.org

ASSISTANT TO THE COUNTY ENGINEER  
Benjamin T. Kusler, E.I.T.  
bkusler@sioux-city.org

SECRETARY  
Tish Brice  
tbrice@sioux-city.org

To: Dan Priestley, Woodbury County Zoning Coordinator  
David Gleiser, Woodbury County Community and Economic Development Director

From: Mark J. Nahra, County Engineer

Date: February 9, 2022

Subject: Infinite View Addition – a minor subdivision application

The Secondary Road Department has reviewed the information provided for the above referenced subdivision forwarded with your memo dated February 1, 2022.

I am offering the following comments for your consideration.

- We checked the closure on the plat and found it in compliance with the requirements for the full subdivision of 1 in 10,000 and 1 in 5,000 for each lot as required by Section 355.8 of the Code of Iowa.
- I reviewed the parcel for access. The driveway for Lot 1 has been in use for several years and is approved for continued use. Adequate sight distance exists to permit new drives for Lots 2 and 3. The current or future owner will need to apply to my department for an entrance permit if driveways are needed in the future.
- I have no other concerns or issues with this minor subdivision application.

If there are any more questions or issues that arise later, please contact this office.

Cc: File

# PARCEL REPORT

## Beacon™ Woodbury County, IA / Sioux City

### Summary

Parcel ID 874715200002  
Alternate ID 759555  
Property Address 2424 BUCHANAN AVE  
SALIX IA 51052  
Sec/Twp/Rng 15-87-47  
Brief Tax Description 512 ACRES NWNE & N1/2 SWNE 15-87-47  
(Note: Not to be used on legal documents)  
Deed Book/Page 0-0 (3/8/1987)  
Gross Acres 31.20  
Net Acres 31.20  
Adjusted CSR Pts 2385.68  
Zoning AP - AGRICULTURAL PRESERVATION  
District 0043 LIBERTY/WESTWOOD  
School District WESTWOOD.COMM  
Neighborhood N/A



### Owner

**Deed Holder**  
Hodges Gwendolyn M  
205 Diamond St  
Onawa IA 51040

**Contract Holder**

**Mailing Address**  
Hodges Gwendolyn M  
205 Diamond St  
Onawa IA 51040

### Land

Lot Area 31.20 Acres ; 1,359,072 SF

### Residential Dwellings

**Residential Dwelling**  
Occupancy Single-Family / Owner Occupied  
Style Mfd Home (Double)  
Architectural Style N/A  
Year Built 1986  
Condition Above Normal  
Roof Asph / Gable  
Flooring  
Foundation Pier  
Exterior Material Vinyl  
Interior Material Plac  
Brick or Stone Veneer  
Total Gross Living Area 1,395 SF  
Main Area Square Feet 1395  
Attic Type None;  
Number of Rooms 5 above; 0 below  
Number of Bedrooms 3 above; 0 below  
Basement Area Type None  
Basement Area 0  
Basement Finished Area  
Plumbing 1 Base Plumbing (Full); 1 Three Quarter Bath;  
Appliances  
Central Air Yes  
Heat Yes  
Fireplaces  
Porches 15 Frame Enclosed (144 SF);  
Decks Asph/Wd Roof OH-Med (45 SF);  
Additions  
Garages 528 SF - Det Frame (Built 1992);

### Valuation

	2021	2020	2019	2018	2017
Classification	Ag Dwelling / Agriculture				
+ Assessed Land Value	\$60,980	\$57,090	\$57,090	\$83,090	\$83,090
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$55,870	\$47,880	\$47,880	\$43,530	\$43,530
= Gross Assessed Value	\$116,850	\$104,970	\$104,970	\$126,620	\$126,620
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$116,850	\$104,970	\$104,970	\$126,620	\$126,620

### Sioux City Special Assessments and Fees

[Click here to view special assessment information for this parcel.](#)

### Woodbury County Tax Credit Applications

[Apply for Homestead, Military or Business Property Tax Credits](#)

# SOIL REPORT

## Summary

Parcel ID 874715200002  
 Gross Acres 31.20  
 ROW Acres 0.00  
 Gross Taxable Acres 31.20  
 Exempt Acres 0.00  
 Net Taxable Acres 31.20 (Gross Taxable Acres - Exempt Land)  
 Average Unadjusted CSR2 77.70 (2424.31 CSR2 Points / 31.2 Gross Taxable Acres)

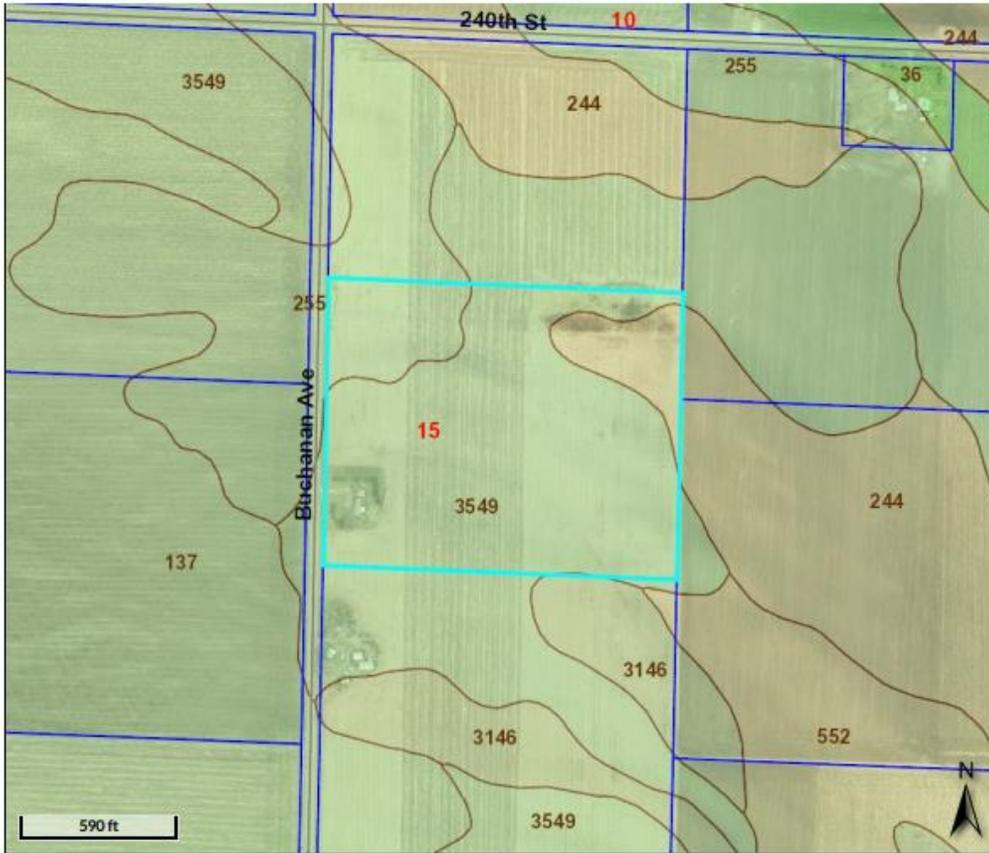
Agland Active Config 2017 CSR2

## Sub Parcel Summary

Description	Acres	CSR2	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	30.04	77.77	2,336.15	2,336.15
Non-Crop	1.16	76.00	88.16	49.53
<b>Total</b>	<b>31.20</b>		<b>2,424.31</b>	<b>2,385.68</b>

## Soil Summary

Description	SMS	Soil Name	CSR2	Adjusted Acres	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	255	COOPER SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES, RARELY FLOODED	86.00	3.87	332.82	332.82
100% Value	244	BLEND SILTY CLAY, 0 TO 2 PERCENT SLOPES, RARELY FLOODED	81.00	2.89	234.09	234.09
100% Value	3549	MODALE SOILS, 0 TO 2 PERCENT SLOPES, RARELY FLOODED	76.00	23.27	1,768.52	1,768.52
100% Value	3146	ONAWA-ALBATON COMPLEX, 0 TO 2 PERCENT SLOPES, RARELY FLOODED	72.00	0.01	0.72	0.72
Non-Crop	3549	MODALE SOILS, 0 TO 2 PERCENT SLOPES, RARELY FLOODED	76.00	1.16	88.16	49.53
<b>Total</b>				<b>31.20</b>	<b>2,424.31</b>	<b>2,385.68</b>



## Overview



## Legend

- Roads
- Soils**
- 0.000000 - 5.000000
- 5.000001 - 20.000000
- 20.000001 - 30.000000
- 30.000001 - 40.000000
- 40.000001 - 50.000000
- 50.000001 - 60.000000
- 60.000001 - 70.000000
- 70.000001 - 80.000000
- 80.000001 - 90.000000
- 90.000001 - 100.000000
- Corp Boundaries
- Townships
- Parcels

Parcel ID 874715200002  
 Sec/Twp/Rng 15-87-47  
 Property Address 2424 BUCHANAN AVE  
 SALIX

Alternate ID 759555  
 Class A  
 Acreage 31.2

Owner Address HODGES GWENDOLYN M  
 205 DIAMOND ST  
 ONAWA, IA 51040

District 0043  
 Brief Tax Description S12 ACRES NWNE & N1/2 SWNE 15-87-47  
 (Note: Not to be used on legal documents)

# BASE FLOOD ELEVATION (BFE)



IOWA DEPARTMENT OF NATURAL RESOURCES

GOVERNOR KIM REYNOLDS

LT. GOVERNOR ADAM GREGG

DIRECTOR KAYLA LYON

2/22/2022

GWENDOLYN HODGES  
C/O CRAIG BEEDLE  
VEENSTRA & KIMM, INC.  
203 SERGEANT SQUARE DRIVE  
SUITE B  
SERGEANT BLUFF, IA 51054

Project Description: Base Flood Elevations for three lots at 2424 Buchanan Avenue (Reach 171- Tributary to Farmer's Ditch)

Project Latitude / Longitude Location(s): Buildings and Associated Fill 42.3543/-96.3004; Woodbury County

Iowa DNR Project ID Number: 2021-2400

Dear Craig Beedle:

This is in reference to your request for determination of the "100-year" flood elevation (a.k.a. the base flood elevation, or BFE) for the existing structure / property identified on your application. The Flood Insurance Rate Map (FIRM) for Woodbury County shows a portion of this property as being in the Special Flood Hazard Area (SFHA).

Based on the information available, we estimate the current existing condition 100-year flood elevation for the three lots to be:

Lot 1: 1083.7 ft., NAVD88

Lot 2: 1084.2 ft., NAVD88

Lot 3: 1084.3 ft., NAVD88

You may download additional copies, or verify the Iowa DNR Flood Plain and Dam Safety Section (Department) official response document(s) for this project at the Iowa DNR Flood Plain PERMIT website using the tracking number above. (PERMIT Website Address: <https://programs.iowadnr.gov/permit/>)

Please contact me by phone at 515-443-9196 or by email at [Karen.Smith@dnr.iowa.gov](mailto:Karen.Smith@dnr.iowa.gov) with any questions.

Sincerely,

Digitally signed by Karen Smith, P.E., CFM  
DN: cn=Karen Smith, P.E., CFM, o=Iowa  
Department of Natural Resources,  
ou=Floodplain Management and Dam  
Safety, email=karen.smith@dnr.iowa.gov,  
c=US  
Date: 2022.02.22 11:03:28 -0500

Karen Smith  
Flood Plain Management and Dam Safety Section

CC: Gwendolyn Hodges; 205 Diamond Street, Onawa, IA, 51040, [hodges.gwenjean@gmail.com](mailto:hodges.gwenjean@gmail.com)

Phone: 515-725-8200

WALLACE BUILDING, 502 E 9<sup>TH</sup> ST, DES MOINES IA 50319

[www.iowaDNR.gov](http://www.iowaDNR.gov)

Fax: 515-725-8202



ELEVATION

